



# CITY OF NEWTON, MASSACHUSETTS

## Department of Planning and Development

Setti D. Warren  
Mayor

Telephone  
(617)-796-1120

TDD/TTY  
(617) 796-1089

Telefax  
(617) 796-1142

Public Hearing Date:	October 5, 2010
Land Use Action Date:	December 14, 2010
Board of Aldermen Action Date:	December 20, 2010
90-Day Expiration Date:	December 28, 2010

DATE: September 28, 2010

TO: Board of Aldermen

FROM: Candace Havens, Interim Director of Planning and Development  
Eve Tapper, Chief Planner for Current Planning *ET*  
Derek Valentine, Senior Planner

SUBJECT: **Petition #234-10, WOODLAND GOLF CLUB** for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF A NONCONFORMING USE and STRUCTURE to construct a new pool house building; new patio deck and to expand an existing pool deck and replace an existing kiddie pool at 1897 WASHINGTON STREET, Ward 4, Auburndale, on land known as SBL 43,46,11 containing approximately 2,291,142 SF of land in a district zoned SINGLE RESIDENCE 1 and 2. Ref: 30-24,30-23,30-21(a)(2)(a) and (b), 30-21(b)(2), 30-15(m) of the City of Newton Rev Zoning Ordinance, 2007 and Special Permit #101-87 and 517-83.

CC: Mayor Setti D. Warren

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen.

The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



## EXECUTIVE SUMMARY

The Woodland Golf Club (the Club) was established around 1896, before zoning controls were in place in Newton. The Club is comprised of nearly 2.3 million square feet of land in Auburndale. The Club is located in the Single Residence 1 and 2 Districts. The Club is a legally nonconforming use in these districts. Various improvements have taken place on the site over the years. In 1987, a Special Permit (Board Order #101-87) allowed the creation of the existing pool and pool house. In 1983, another Special Permit (Board Order #517-83) allowed the renovation of the clubhouse and dining area. The Club is proposing changes to these two areas of the property.

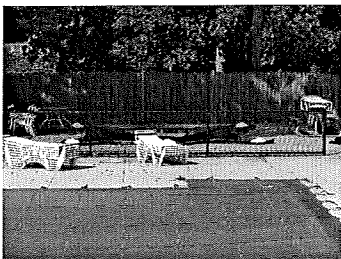
The first of these changes is the replacement of the existing 1,606 square foot pool house/snack bar building which is a product of the 1987 Special Permit with two new buildings. The pool house is proposed to be 1,972 square feet, while the adjacent food service building will be 677 square feet. The Club will replace the existing kiddie pool to the north of the main pool with a spray pool. These improvements will be accompanied by an expanded patio area and an enhanced landscaping plan surrounding the pool area.

The second area of change involves the amendment of another Special Permit dating from 1983, which allowed the expansion of the main clubhouse. The new plan proposes a terrace to extend from the existing dining room on the west end of the clubhouse. Both of these improvements are not intended to generate increased membership, but rather will be an additional asset for current members. *Staff cites no particular noteworthy issues and suggests consolidating Special Permit conditions into one updated Special Permit, if approved.*

### I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When considering this request, the Board should consider:

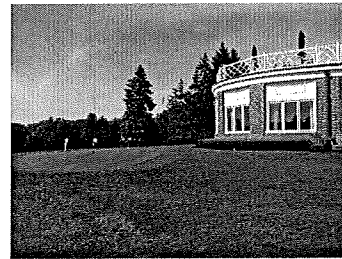
- Whether the proposed larger pool/food service buildings and accompanying improvements will be substantially more detrimental to the surrounding neighborhood than the existing pool area amenities.



Existing kiddie pool area



Rear view of existing pool house



Site of proposed dining room patio

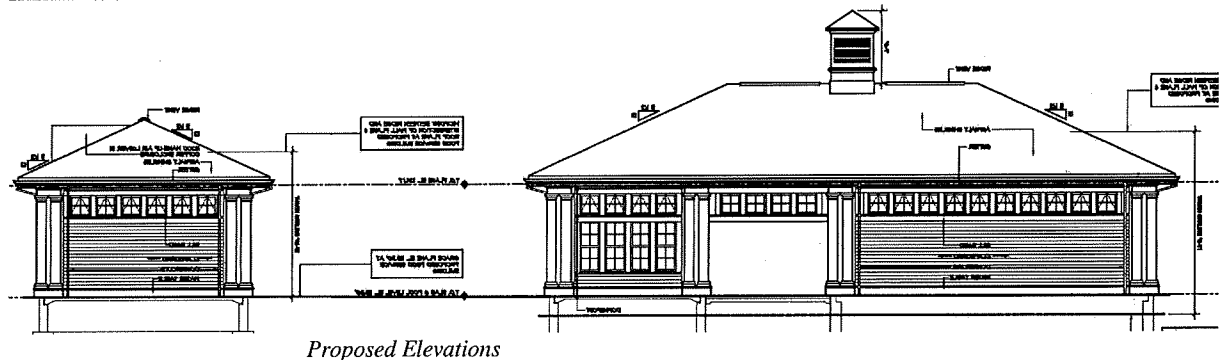
## II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD:

### A. Neighborhood and Zoning

The Club is comprised of several large parcels in the SR 1 and SR 2 Zones. The site is almost entirely surrounded by residential uses, with the exception of properties which are zoned for manufacturing and business to the west of the Club. The fairways of the Club contribute to the perceived open space in a fairly dense neighborhood.

B.	<u>Site</u>
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The Woodland Golf Club covers roughly 128 acres in the Auburndale neighborhood. The site is accessed via a long driveway off of Washington Street. The clubhouse and current pool/pool house are located in the interior of the site almost 600' from the nearest residential neighbors on Aspen Avenue. The proposed pool facilities are surrounded by fairways. The site is bisected by the MBTA Green Line and the proposed improvements will be 653' off of the MBTA right of way. The impact of the improvements on surrounding properties is expected to be minimal.



### III. PROJECT DESCRIPTION AND ANALYSIS:

### A. Land Use

The subject property will continue to be used as a golf course and country club. Proposed renovations are not expected to lead to an increase in membership.

### B. Building and Site Design

The proposed new buildings will be Colonial Revival with a hip roof with asphalt shingles and a clapboard exterior. They will both feature a line of transom windows in a band just below the eaves. One building will be 1,972 square feet and will house both a men's and a women's changing/shower area and bathrooms as well as a lifeguard station and family bathroom facility. This building will be separated by a

roughly 34'x34' patio from a smaller 677 square foot building containing a food preparation area. The central patio is expected to have seasonal outdoor dining space for 50 people. This space would accommodate existing members and is not intended for public use. The new buildings will be located north of the main clubhouse. An exposed aggregate concrete patio will surround the pool and accessory structures.

The current buildings and bathroom facilities are not handicap accessible and the proposed upgrades would offer accessibility for food service, bathrooms and general site access.

The second part of this project is the addition of an irregularly-shaped, 1,363 square foot patio on the west end of the main clubhouse. Again, this is not intended to increase the membership of the Club, but will be used by existing members.

C. Parking and Circulation

A slight shift in the driveway is proposed east of the pool house, but this change will not affect site circulation. The parking layout will not be changed as part of this petition. Additionally, as stated before, these improvements are not expected to increase membership and will not require any additional parking.

D. Landscape Screening

The petitioners have submitted a landscape plan. Plantings around the existing pool house will be transplanted and reused. A border of low-growing ornamental shrubs will be added north of the pool. The line of conifers that currently exists to the west of the pool area will remain. Various ornamental plantings are proposed between the pool/food service buildings and the parking area east of these new buildings. Since the site of the improvements is nearly 600' from the nearest residential neighbor, there is little need for screening.

The project involves a slight increase in impervious surfacing; however, given the size of the site and the abundance of open space on the site, this is not of concern.

IV. TECHNICAL REVIEW:

- A. Technical Considerations. The Zoning Review Memorandum, dated September 1, 2010 (*SEE "ATTACHMENT B"*), provides an analysis of this proposal with regards to zoning. Board Orders #101-87 and #517-83 authorized the initial construction of the pool and expansion of the main clubhouse and associated site improvements, respectively. The petitioner must amend these Special Permits and associated Site Plans to implement the proposed changes. Since the golf club and oversized accessory structure are legally nonconforming, the proposed improvements require relief under 30-21(b), which authorizes the expansion of nonconforming uses and structures.

The proposed pool/food service buildings will replace an existing nonconforming pool house, which also has food service facilities. Section 30-15(m)(4) limits the floor area of an accessory building to 700 square feet and one of the new buildings will exceed this threshold. Section 30-21(a)(2)(b) requires a Special Permit whenever a nonconforming structure is being expanded.

B. Other Reviews.

Fire Department: The Fire Department has approved the petition for fire access and water.

Engineering Department: The Engineering Department has reviewed the petition and sees no major issues with approval.

V. ZONING RELIEFS SOUGHT:

Based on the completed Zoning Review Memorandum the petitioner is seeking approval through or relief from:

- Section 30-21(a)(2)(b), 30-21(b) to allow an extension to a legal nonconforming use and structure
- Section 30-21(a)(2)(b), to allow for an extension of a legal nonconforming use
- Section 30-15(m)(4), 30-21(a)(2)(b), 30-21(b), to replace the existing nonconforming pool house with new, larger pool house

Amend existing site plan pursuant to Board Order #101-87.

Amend existing site plan pursuant to Board Order #517-83.

VI. PETITIONERS' RESPONSIBILITIES:

The petition is considered complete at this time.

**ATTACHMENTS**

*ATTACHMENT A: Board Order #517-83  
ATTACHMENT B: Board Order #101-87  
ATTACHMENT C: Zoning Memo  
ATTACHMENT D: Land Use Map  
ATTACHMENT E: Zoning Map  
ATTACHMENT F: Engineering Report*

CITY OF NEWTON  
IN BOARD OF ALDERMEN

October 17, 1983

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purposes of the Zoning Ordinance, the following SPECIAL PERMIT is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor through its Chairman, Alderman Terry Morris.

Petition number: 517-83

Petitioner: Woodland Golf Club

Location: 1897 Washington Street, Ward 4, Section 42, Block 9, Lot 8, containing approximately 27.5 acres.

Owner: Woodland Golf Club

Address of owner: 1897 Washington Street, Auburndale, MA 02166

To be used for: Building addition included expanded dining area.

Construction: Brick, mason.

Explanatory note: Section 30-5(b)(4) requires permission of the Board of Aldermen for the construction of the proposed building for golf club use.

Land referred to is in Single Residence B District.

Approved, subject to the following conditions:

1. That the proposed addition, walkways and landscaping shall be constructed and located consistent with plans entitled "Plan of Land in Newton, Mass. Woodland Golf Club" and "Site Plan, Woodland Country Club SP-1" dated July 22, 1983 by CBT, Architects submitted by the petitioner and filed herewith.
2. That the proposed floor plan layout and building facade elevations shall be consistent with plans entitled "First Floor, Second Floor A-1, M-1; Basement A-2, M-2; North Elevation, South Elevation Woodland Country Club" dated July 22, 1983 by CBT Architects, submitted by the petitioner and filed herewith.

3. There shall be no exercise of this SPECIAL PERMIT until:

- a. A landscape plan shall have been submitted and approved by the Director of Planning and Development which would provide additional landscaping on the Aspen Avenue side of the parking lot.
- b. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Board Order granting this SPECIAL PERMIT with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
- c. A certified copy of such recorded notice shall have been filed with the City Clerk, the Building Department and the Department of Planning and Development.
- d. The petitioner shall have complied with all requirements of the Massachusetts State Building Code, including obtaining appropriate permits from the Building Department, and said Department shall have filed, with the City Clerk and the Department of Planning and Development, a statement certifying thereto.

Under Suspension of Rules  
Readings Waived & Adopted  
16 Yeas 8 Absent (Baker, Creem,  
Daley, Levinsky, Morris,  
E. Richmond, M. Richmond, Shea)

EXECUTIVE DEPARTMENT

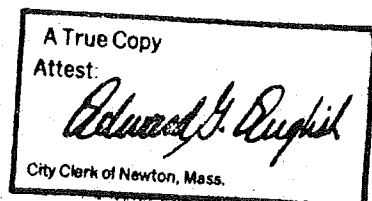
Approved Oct. 19, 1983

(Sgd) EDWARD G. ENGLISH City Clerk

(Sgd) THEODORE D. MANN Mayor

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT is a true, accurate and complete copy of said decision; that all statutory requirements for the issuance of such SPECIAL PERMIT have been complied with; and that copies of the foregoing decision and all plans referred to in the decision have been filed with the Planning & Development Board and the City Clerk.

Twenty days have elapsed since the date of filing of the Board Order with the City Clerk and no appeal thereto has been filed.



\_\_\_\_\_  
City Clerk



CITY OF NEWTON  
IN BOARD OF ALDERMEN

April 21, 1987

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent of the Zoning Ordinance, the following SPECIAL PERMIT is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor through its Chairman, Alderman Cynthia Creem.

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Petition number: 101-87

Petitioner: Woodland Golf Club

Location: 1897 Washington Street, Ward 4, Section 43, Block 46, Lot 11, containing approximately 2,291,000 square feet

Owner: Woodland Golf Club

Address of owner: 1897 Washington Street, Auburndale, MA 02166

To be used for: Recreational swimming pool and bathhouse

Construction: Pool - concrete; bathhouse - brick & block

Explanatory note: Section 30-5(b)(4) requires permission of the Board of Aldermen for the construction of the proposed building and pool for club use.

Land referred to is in Single Residence B District.

Approved, subject to the following conditions.

1. That the pool, bathhouse, kiosk, utilities, and landscaping shall be constructed and located consistent with plans entitled "Woodland Country Club Pool/Bathhouse," dated Jan. 29, 1987 by Livermore, Edwards and Associates and Engineering plans dated Feb. 12, 1987 by Robert J. Parenti, P.E., submitted by the petitioner and filed herewith.

2. That the proposed floor layout and building facade elevations shall be consistent with plans entitled "Bath House Plan A-1; Elevations A-3; Elevations & Building Sections A-4," dated January 29, 1987 by Livermore, Edwards and Associates, submitted by the petitioner and filed herewith.
3. That no building permit in pursuance of this SPECIAL PERMIT shall be issued until:
  - a. The City Engineer shall have reviewed the submitted plans and that a statement certifying approval of said plans by the City Engineer shall have been filed with the Building Commissioner, Health Commissioner, City Clerk and Director of Planning and Development.
  - b. That the proposed septic system shall have been reviewed and approved by the Health Commissioner and a statement of such approval shall have been filed with the City Engineer, Building Commissioner, City Clerk, and Director of Planning and Development.
4. There shall be no exercise of this SPECIAL PERMIT until:
  - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Board Order granting this SPECIAL PERMIT with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
  - b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Building Department and the Department of Planning and Development
  - c. The petitioner shall have complied with all requirements of the Massachusetts State Building Code, including obtaining appropriate permits from the Building Department and the Department of Planning and Development, a statement certifying thereto.

Under Suspension of Rules  
Readings Waived and Approved  
18 yeas 0 nay 4 absent  
(Aldermen Marini, Robinson,  
Shaevel and Vance)  
2 vacancies

  
(SGD) EDWARD G. ENGLISH, City Clerk

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT is a true accurate and copy of said decision; that all statutory requirements for the issuance of such SPECIAL PERMIT and all plans referred to in the decision have been filed with the Planning and Development Board and the City Clerk.

Twenty days have elapsed since the date of filing of the Board Order with the City Clerk and no appeal thereto has been filed.

ATTEST Edward G. English  
EDWARD G. ENGLISH, City Clerk

## ***Zoning Review Memorandum***

Date: September 1, 2010

To: John Lojek, Commissioner of Inspectional Services

**ATTACHMENT C**

Fr: Seth Zeren, Chief Zoning Code Official  
Eve Tapper, Chief Planner for Current Planning

Cc: Stephen Buchbinder, attorney representing Woodland Country Club  
Candace Havens, Interim Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to construct a new, larger pool house and snack bar and to add a patio near the existing clubhouse.**

### **Applicant: Woodland Golf Club**

**Site:** 1897 Washington Street

**SBL:** 43046 0011

**Zoning:** SR1/SR2

**Lot Area:** 2,291,142 square feet

**Current use:** Country Club

**Proposed use:** Country Club

### **Background:**

Situated on nearly 2.3 million square feet in the SR1 and SR2 zoning districts, Woodland Golf Club is a non-conforming use dating to 1896, with the current clubhouse being constructed in 1922. Since the advent of zoning in Newton, the club has received numerous special permits for its facilities and operations. One such special permit, Board Order #101-87, allowed the creation of a pool and pool house/snack bar (1,606 square feet). The Club proposes to replace the aging existing pool house/snack bar structure with two new buildings offering the same services with greater amenities (1,972 square feet and 677 square feet). In addition, the Club will replace their existing kids swimming pool with a spray pool and expand its pool deck with associated landscaping improvements. The Club also proposes to construct a terrace extending from their existing dining room, requiring an amendment to Board Order #517-83 and attending site plan that allowed the expansion of the clubhouse in 1983. The proposed extensions will increase the amenity for current members but will not increase overall membership.

### **Plans and materials reviewed:**

- Board Order #101-87, the special permit authorizing the current swimming pool and pool house / snack bar.
- Site plans from Coler and Colantonio
  - Area Plan
  - Existing Conditions Site Plan (large scale)
  - Existing Conditions Site Plan (small scale)
  - Proposed Conditions Site Plan
- Architectural drawings from Sterling/Brown Architects
  - Existing Pool Building Plan
  - Proposed Pool Level Floor Plan
  - Proposed Cellar Floor Plan
  - Proposed Exterior Elevations 1 & 2
- Letter and drawings from Sterling/Brown Architects showing that the new pool house cellar is a basement for the purpose of counting the number of stories.

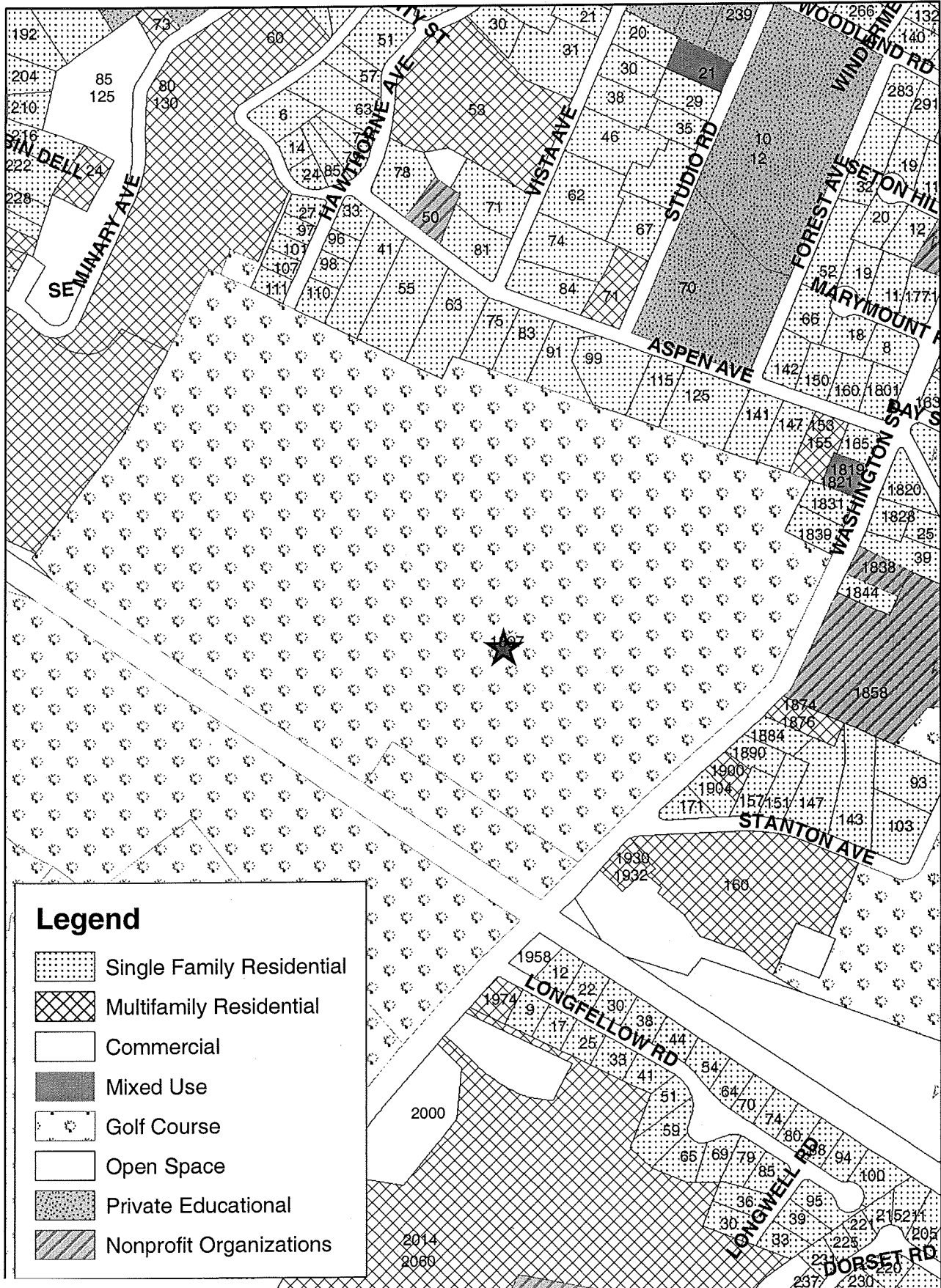
- o Layout/Materials Plan from Richard Corporation, Landscape Architects
- o Letter from Woodland CC General Manager confirming that the proposed renovations will not increase membership or use of the pool.

#### **Administrative determinations:**

1. The proposed projects would take place in an SR1 zone and would require amending Board Order #101-87 for an extension of valid nonconforming use and structure and amending Board Order #517-83 for an extension of valid nonconforming use.
2. The proposed projects require amendments to the site plans authorized by Board Orders #101-87 and #517-83, including the new layout of snack bar and pool house and the alterations to the pool deck and children's pool area and the sight plan authorized by Board Order #517-83
3. Section 30-15(m) lays out the dimensional standards of an accessory structure. The proposed pool house with cellar is a 1.5 story structure. As the proposed pool house will be replacing an already legally non-conforming accessory building (a pool house that is greater than 700 square feet), a special permit from the Board of Aldermen is required under 30-21(b) for expanding a non-conforming structure. The proposed snack bar will be less than 700 square feet and therefore requires no special approval. Given their location on the site, no dimensional relief is required.
4. See "Zoning Relief Summary" below:

<b>Zoning Relief Summary</b>		
<b>Ordinance</b>	<b>Use</b>	<b>Action Required</b>
30-21(a)(2)(b), 30-21(b)	Amend Board Order #101-87 for an extension to a valid non-conforming use and structure	Amendment to B.O. #101-87
30-21(a)(2)(b), 30-21(b)	Amend Board Order #517-83 for an extension of a valid nonconforming use	Amendment to B.O. #517-83
	<b>Site</b>	
	Amend existing site plan, pursuant to #101-87	Amendment to B.O. #101-87
	Amend existing site plan, pursuant to #517-83	Amendment to B.O. #517-83
	<b>Structures</b>	
30-15(m)(4), 30-21(a)(2)(b), 30-21(b)	Replace existing nonconforming pool house with new, larger pool house	S.P. per §30-24, and 30-23

# Woodland Golf Club Land Use Vicinity Map

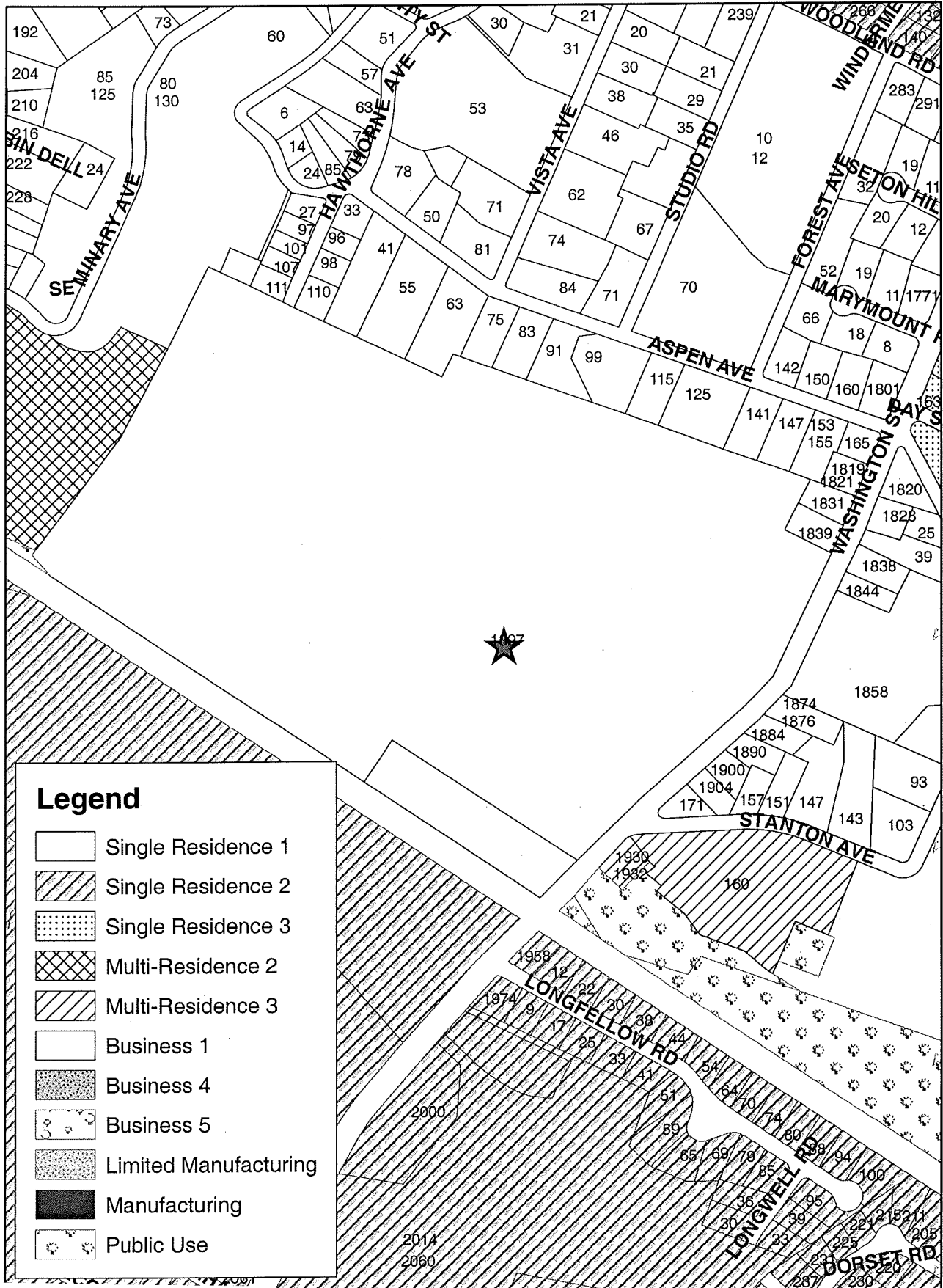
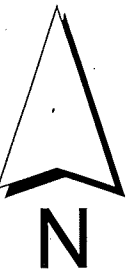


## Legend

- Single Family Residential
- Multifamily Residential
- Commercial
- Mixed Use
- Golf Course
- Open Space
- Private Educational
- Nonprofit Organizations

0 175 350 700 1,050 1,400 Feet

# Woodland Golf Club Zoning Vicinity Map



## Legend

- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi-Residence 2
- Multi-Residence 3
- Business 1
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Public Use

0 175 350 700 1,050 1,400 Feet

**CITY OF NEWTON  
ENGINEERING DIVISION**

**MEMORANDUM**

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghlion, Associate City Engineer

Re: Special Permit – 1897 Washington Street

Date: September 28, 2010

CC: Lou Taverna, PE City Engineer (via email)  
Linda Finucane, Associate City Clerk (via email)  
Eve Tapper, Chief Planner (via email)  
Derek Valentine, Planner (via email)

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In reference to the above site, I have the following comments for a plan entitled:

*Swimming pool Area Project  
1897 Washington Street  
Auburndale, MA  
Prepared by: Coler & Colantonio Inc.  
Dated: 9-2-'10*

*Executive Summary:*

This project entails the demolition of an existing pool house, and erection of a new larger pool house and food service building located directly behind the main country club building on Washington Street.

The proposal includes an expanded pool deck, with retaining walls, updated utilities and enhancement to the pool to provide ADA access.

Other than minor house keeping items there are no major issues with this proposal.

**ATTACHMENT F**



Drainage:

1. The drainage analysis is correct for the City of Newton's 100-year storm event of 6-inches over a 24-hour period.
2. The system will function properly provided that the Operations and Maintenance (O&M) plan for Stormwater Management Facilities is adhered to by the applicant.
3. Prior to the installation of the proposed infiltration system the engineer of record shall perform a percolation test & test pit in accordance to Title V requirements; to confirm the design assumptions for infiltration and soils map classifications. A representative of the Engineering Division shall be present at the time of the testing, 48-hours prior notice shall be given to the Engineering Division [617-796-1020].

Sewer:

1. A detailed profile is needed which shows the existing water main, proposed water service(s), sewer main and proposed sewer service(s) with the slopes and inverts labeled to ensure that there are no conflicts between the sewer services and the water service. The minimum slope for a service is 2.0%, with a maximum of 10%. Pipe material shall be 6" diameter SDR 35 PVC pipe within 10' of the dwelling then 4" pipe per Massachusetts State Plumbing Code. In order to verify the slopes and inverts of the proposed service connection, two manholes of the existing sanitary sewer system need to be identified on the plan with rim & invert elevations. The crown of the service connection & the sewer main need to match.
2. In sections where the horizontal separation between the sanitary sewer and water main cannot be a minimum of 10-feet apart, then the sanitary sewer pipe shall be completely encased in cement concrete Type B.
3. Clarification is needed as to where the sanitary sewer discharges to; specifically after the forced main is connected to the existing sanitary sewer line where & how does it connect to the City's system.
4. It appears that the floor drain to the existing cart building is connected to the stormwater system; however, it should be connected to the sanitary sewer system via an oil & gas trap separator.

General:

1. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. *This note shall be incorporated onto the plans*
2. Any tree removal shall comply with the City's Tree Ordinance.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
4. The applicant will have to apply for Utilities Connection permit with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
6. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. *This note must be incorporated onto the site plan.*
7. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note must be incorporated onto the site plan.*

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

If you have any questions or concerns please feel free to contact me @ 617-796-1023.

**CITY OF NEWTON  
IN BOARD OF ALDERMEN**

October 5, 2010

**ORDERED:**

That the Board, finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, hereby grants the following **SPECIAL PERMIT/SITE PLAN APPROVAL /EXTENSION OF A NONCONFORMING STRUCTURE** and USE to construct a new pool house building; new food service building; new patio deck and to expand an existing pool deck and replace an existing kiddie pool, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefore, through its Chairman, Alderman Ted Hess-Mahan:  
The Board finds that:

1. The amendment to the site plan to construct a new pool house building; new food service building; new patio deck and to expand an existing pool deck and replace an existing kiddie pool will not be substantially more detrimental to the neighborhood since it is replacing an existing nonconforming pool house.
2. The closest residential abutters are approximately 580 feet from the proposed pool/food service structures.
3. The addition of patio space near the pool and the dining room will have minimal impacts on the neighborhood as they are at grade and will lead to a negligible percentage increase in impervious surface due to the large size of the site.
4. The proposed pavilion will not increase membership or activity on-site but will serve existing club members only.

**PETITION NUMBER:** #234-10

**PETITIONER:** Woodland Golf Club of Auburndale

**LOCATION:** 1897 Washington Street, Ward 4, in Auburndale on land known as Sec 43, Blk 46, Lot 11, containing approx. 2,291,142 sq. ft. of land

**OWNER:** Woodland Golf Club of Auburndale

**ADDRESS OF OWNER:** 1897 Washington Street  
Auburndale, MA 02466

TO BE USED FOR: New pool house; new food service building; new patio deck; expanded pool deck; improved kiddie pool; handicap accessibility improvements to the existing pool.

CONSTRUCTION: Wood frame buildings, exposed aggregate patio areas.

EXPLANATORY NOTE: Amend prior Board Order #101-87 authorizing the original construction of the pool house/bath house and Board Order #517-83 which authorized the expansion of the dining facility. Special Permit for the extension of a nonconforming golf club use pursuant to Sections 30-21(a)(2)(a) and 30-21(b) and the extension of a nonconforming structure pursuant to Sections 30-21 (a)(2)(b) and Section 30-21(b).

ZONING: Single Residence Districts 1 & 2

Approved, subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping, and other site features shall be located and constructed consistent with the following plans:
  - "Master Site Plan, Woodland Golf Club, 1897 Washington Street, Auburndale, MA", September 29, 2010, signed and stamped by Kelly Killeen, Professional Engineer.
  - "Swimming Pool Area Project, 1897 Washington Street, Auburndale, MA, Proposed Conditions Site Plan", April 9, 2010, signed and stamped by Kelly Killeen, Professional Engineer.
  - "Woodland Golf Club-Pool Area Buildings, Planting Plan", April 9, 2010, by Kattman Corporation, not stamped.
  - "Terrace Detail, Woodland Golf Club", September 23, 2010 by Coler and Colantonio, neither signed nor stamped.
2. Except as amended by this Board Order, all conditions set out in prior Board Orders shall remain unchanged and in effect.
3. The property owner shall maintain landscaping materials and the site in good condition and shall annually evaluate the new and existing landscaping covered by this Special Permit, and replace all dead or diseased plantings with comparable materials.
4. No building permit shall be issued pursuant to this SPECIAL PERMIT/SITE PLAN APPROVAL/EXTENSION OF A NONCONFORMING STRUCTURE and USE until the petitioner has:

- a. recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL/EXTENSION OF A NONCONFORMING STRUCTURE and USE.
  - b. filed a copy of such recorded Board Order with the Clerk of the Board, the Inspectional Services Department and the Department of Planning and Development.
  - c. submitted final plans and elevations to the Director of Planning and Development, to assure consistency with the plans approved with the special permit, referenced in Condition #1.
5. No portion of the building pursuant to this SPECIAL PERMIT and SITE PLAN APPROVAL/EXTENSION OF A NONCONFORMING STRUCTURE and USE shall be occupied until the petitioner has:
  - a. filed with the Clerk of the Board, the Department of Inspectional Services and the Department of Planning and Development a statement by a registered architect or registered engineer certifying compliance with Condition #1;
  - b. submitted to the City Engineer final as-built plans in digital and paper format, with the latter sealed by a licensed surveyor;
  - c. filed with the Clerk of the Board, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Board Order have been constructed to the standards of the City of Newton Engineering Department;
  - d. filed with the City Clerk and the Department of Inspectional Services a statement by the Director of Planning and Development approving the final location, number and type of plant materials and final landscape features;
  - e. Notwithstanding the provisions of Condition #6.d., above, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for all or portions of the building prior to installation of final landscaping provided that the Petitioner shall first have filed with the Director of Planning and Development a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining landscaping to secure installation of such landscaping.